



# Medano Heights Subdivision- Easement Dedication

City of El Paso — City Plan Commission — 2/21/2019

## SUET18-00003 Easement Dedication

**STAFF CONTACT:** Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.ov

**PROPERTY OWNER:** Housing Authority of the City of El Paso

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of Redd Road and East of I-10, District 1

**ACREAGE:** 0.10

**VESTED:** N/A

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** N/A

**RELATED APPLICATIONS:** SUET18-00002 Medano Heights Subdivision – Drainage ROW Vacation

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant is requesting to dedicate a total of 0.10 acres for two separate drainage easements to be located within the Medano Heights Subdivision. The proposed easements were previously dedicated as Drainage ROW but will be vacated through SUET18-00002 and rededicated as drainage easements with the current application.

**SUMMARY OF DCC RECOMMENDATION:** Planning staff and the Development Coordinating Committee (DCC) recommend **approval** of Medano Heights Easement Dedication.



## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

## RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable)

**NEIGHBORHOOD CHARACTER:** Subject property is zoned S-D/c (Special Development/condition) and is currently vacant. Properties adjacent to and surrounding the subject property are zoned C-3/c (Commercial/condition) and R-3 (Residential). Surrounding land uses are residential and commercial. The nearest park is High Desert (0.24 miles). The nearest school is Herrera Elementary (0.35 miles). The property is not located within an Impact Service Fee area.

### **COMMENT FROM THE PUBLIC:**

N/A

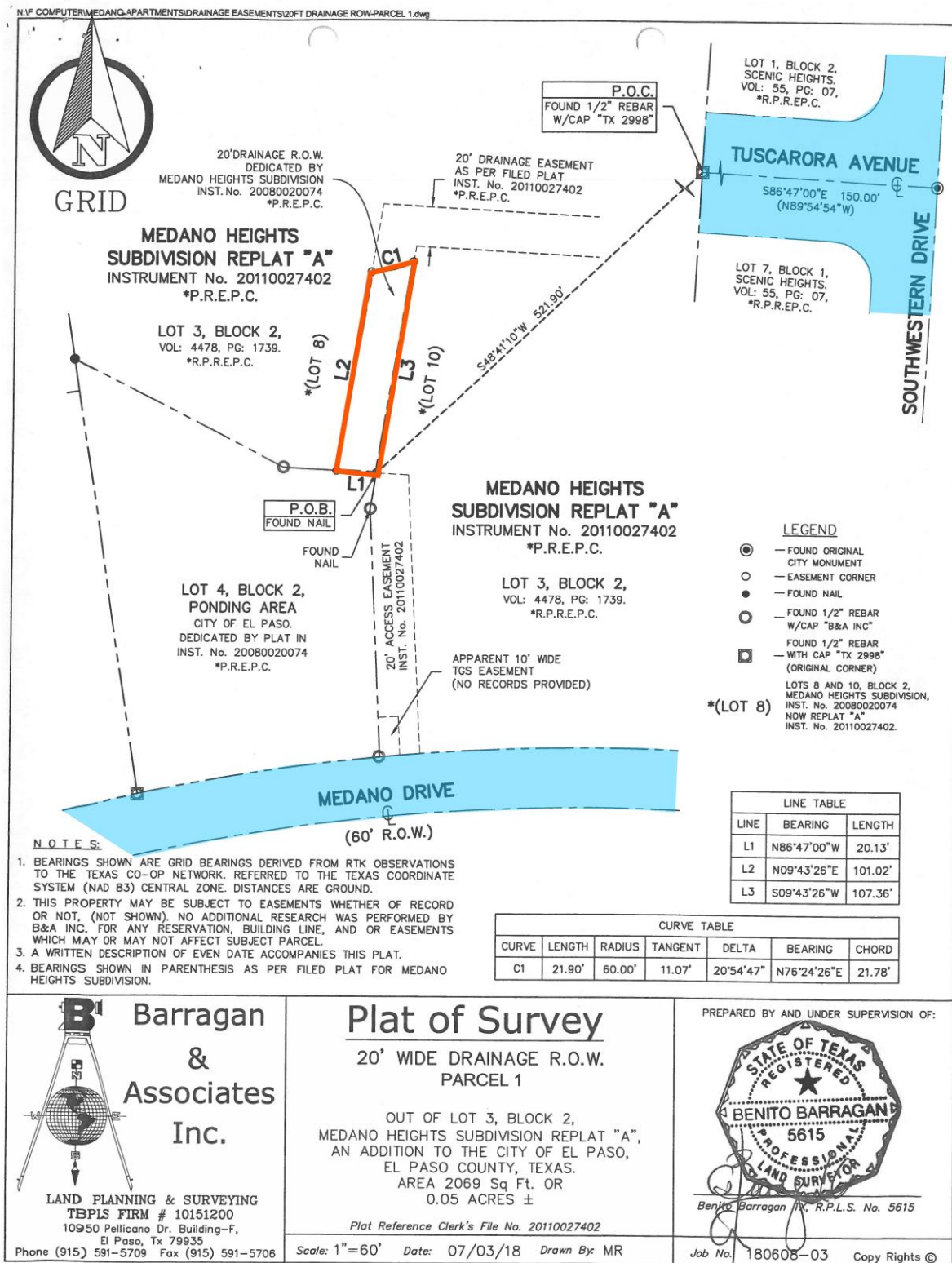
### **PLAT EXPIRATION:**

N/A

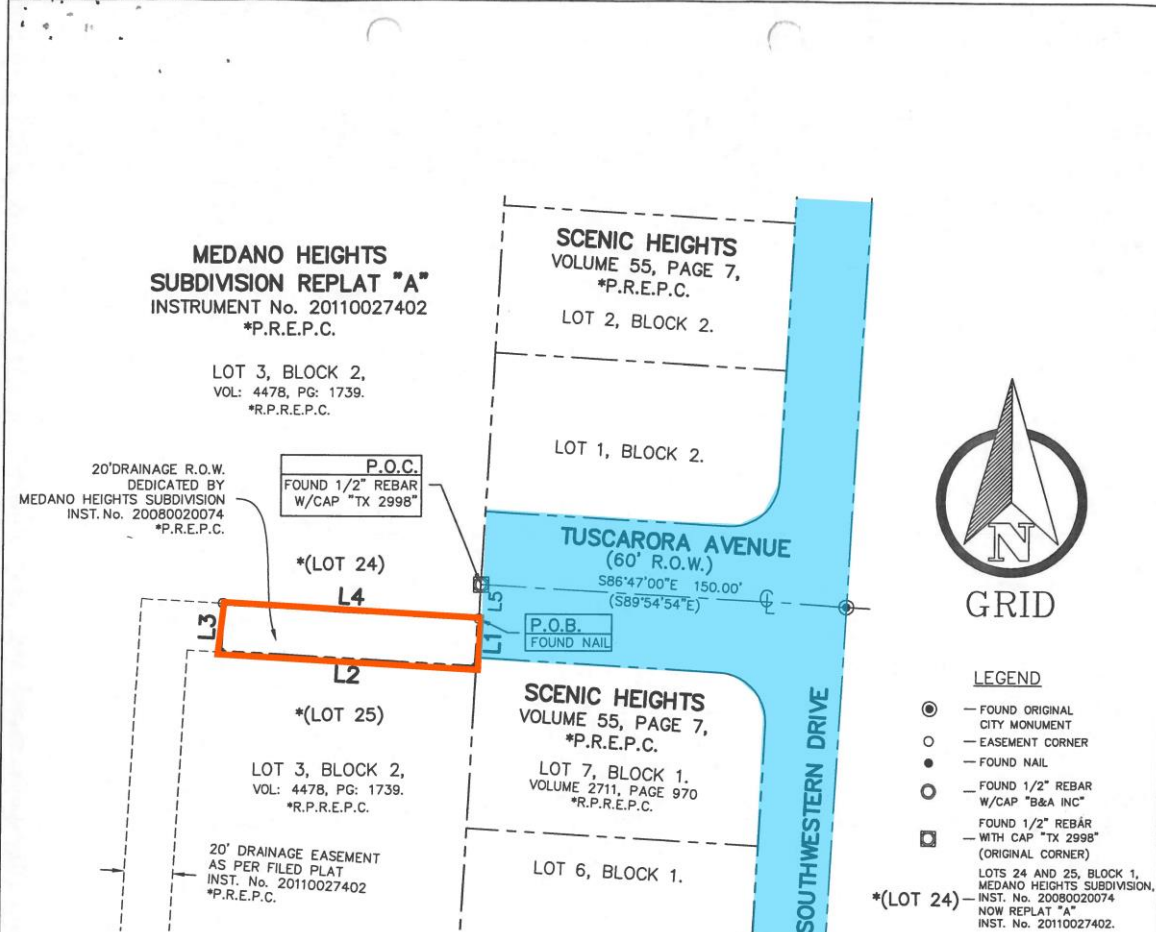
### **ATTACHMENTS:**

1. Surveys
2. Metes and Bounds descriptions
3. Application
4. Department Comments

# ATTACHMENT 1







**NOTES:**

1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
3. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
4. BEARINGS SHOWN IN PARENTHESIS AS PER FILED PLAT FOR MEDANO HEIGHTS SUBDIVISION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°13'00"W	20.00' (S00°05'06"W)
L2	N86°46'54"W	105.00' (N89°54'54"W)
L3	N03°13'00"E	20.00' (N00°05'06"E)
L4	S86°46'54"E	105.00' (S89°54'54"E)
L5	S03°13'00"W	14.00' (S00°05'06"W)

**B** Barragan & Associates Inc.

LAND PLANNING & SURVEYING  
TBPLS FIRM # 10151200  
10950 Pellicano Dr. Building-F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5706

**Plat of Survey**

20' WIDE DRAINAGE R.O.W.  
PARCEL 2

OUT OF LOT 3, BLOCK 2,  
MEDANO HEIGHTS SUBDIVISION REPLAT "A",  
AN ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 2100 Sq Ft. OR  
0.05 ACRES ±

Plat Reference Clerk's File No. 20110027402

Scale: 1"=60' Date: 07/03/18 Drawn By: MR

PREPARED BY AND UNDER SUPERVISION OF:



Benito Barragan TX, R.P.L.S. No. 5615

Job No. 180608-03 Copy Rights ©

# ATTACHMENT 2

**Barragan And Associates Inc.**

**10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706**

## **DESCRIPTION**

### **(20' Wide Drainage R.O.W.) Parcel 1**

**Description** of a 0.05 acre parcel out of Lot 3, Block 2, Medano Heights Subdivision Replat "A", an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Clerks file No. 20110027402, Real Property Records, El Paso County, Texas, being the same 20' drainage right-of-way between Lots 8 and 10, Block 2, Medano Heights Subdivision, filed for record under Clerk's file No. 20080028074, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** for reference at found 1/2" rebar with cap stamped "TX 2998" (original corner) on the intersection of the centerline of Tuscarora Avenue and the easterly boundary line of Medano Heights Subdivision Replat "A", from **WHENCE**, a found City monument located at the centerline intersection of Tuscarora Avenue and Southwestern Drive, bears S86°47'00"E (S89°54'54"E), a distance of 150.00 feet; **THENCE**, S48°41'10"W, a distance of 521.90 feet to a found nail on the northeasterly corner of Lot 4, Block 2, Medano Heights Subdivision Replat "A", also being the southeasterly corner of said 20' wide drainage right-of-way, said nail also being the **POINT OF BEGINNING** of this description;

**THENCE**, N86°47'00"W (N89°54'54"W), along the southerly line of said 20' drainage right-of-way, a distance of 20.13 feet to a point on the southwesterly corner of said 20' drainage right-of-way;

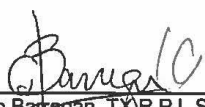
**THENCE**, N09°43'26"E (N06°35'32"E), along the westerly line of said 20' drainage right-of-way, a distance of 101.02 feet to a point on the northwesterly corner of said 20' drainage right-of-way;

**THENCE**, 21.90 feet along the arc of a non-tangent curve to the left, with a radius of 60.00 feet, an interior angle of 20°54'47", and a chord which bears, N76°24'26"E, a distance of 21.78 feet to a point on the northeasterly corner of said 20' drainage right-of-way;

**THENCE**, S09°43'26"W (S06°35'32"W), along the easterly line of said 20' drainage right-of-way, a distance of 107.36 feet to the **POINT OF BEGINNING** of this description, and containing in all of 0.05 acres more or less.

## **NOTES:**

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings recited are grid bearings derived from RTK observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances.
3. A Plat of Survey of even date accompanies this description.
4. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.
5. Bearings shown in parenthesis as per filed plat for Medano Heights Subdivision Replat "A".

  
Benito Barragan, TX R.P.L.S 5615,  
Barragan and Associates Inc.  
July 03, 2018  
Medano 20ft Drainage Eas-P1.



## Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

### DESCRIPTION

#### (20' Wide Drainage R.O.W.) Parcel 2

**Description** of a 0.05 acre parcel out of Lot 3, Block 2, Medano Heights Subdivision Replat "A", an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Clerks file No. 20110027402, Real Property Records, El Paso County, Texas, being the same 20' drainage right-of-way between Lots 24 and 25, Block 1, Medano Heights Subdivision filed for record under Clerk's file No. 20080028074, Plat Records of El Paso County, Texas, and being more particularly described as follows:

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**THENCE**, S03°13'00"W (S00°05'06"W), along the easterly line of said 20' drainage right-of-way, a distance of 20.00 feet to a point on the southeasterly corner of said 20' drainage right-of-way;

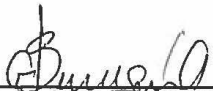
**THENCE**, N86°46'54"W (N89°54'54"W), along the southerly line of said 20' drainage right-of-way, a distance of 105.00 feet to a point on the southwesterly corner of said 20' drainage right-of-way;

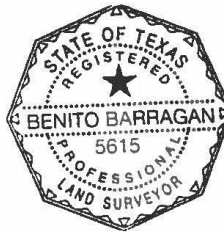
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#### NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
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5. Bearings shown in parenthesis as per filed plat for Medano Heights Subdivision Replat "A".

  
Benito Barragan, T.X.R.P.L.S. 5615,  
Barragan and Associates Inc.  
July 03, 2018  
Medano 20ft Drainage Eas-P2.



Date: 12/13/18 File No. SUET18-00003

- |           |  |              |
|-----------|--|--------------|
| Signature | Legal Description                                      | Telephone    |
|           | Block 2, Lot 3, Medano Heights<br>Replat A Subdivision | 915-849-3742 |

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

REPRESENTATIVE (E-MAIL): [jazcarate@ceagroup.net](mailto:jazcarate@ceagroup.net)

2/21/19

# **ATTACHMENT 4**

## **PLANNING AND INSPECTIONS - LAND DEVELOPMENT**

No objections.

## **CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:**

No objections.

## **EL PASO FIRE DEPARTMENT**

No objections.

## **SUN METRO:**

No objections.

## **EPWATER**

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the north side of Picacho Hills Court.

There is an existing 16-inch diameter water main that extends along the north side of Medano Drive, approximately 20-feet south of and parallel to the northern right-of-way line of Medano Drive. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This main is available for main extensions.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Picacho Hills Court.

There is an existing 12-inch diameter sanitary sewer main that extends along the west side of Quinalt Drive. This main ends approximately 20-feet south of Medano Drive.

There is an existing 8-inch diameter sewer main along Medano Drive that extends for approximately 200-feet west of Quinalt Drive. .

## **911:**

No comments received.

## **EL PASO ELECTRIC**

No comments received.

## **TEXAS GAS SERVICE**

No comments received.

## **AT&T**

No comments received.

## **CHARTER SPECTRUM**

No comments received.